



**City of Flowery Branch
City Council Meeting
Thursday, September 1, 2022, 6:00 PM
City of Flowery Branch City Hall
5410 W. Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Edward Asbridge called the council meeting to order at 6:00 p.m.

Present: Mayor Asbridge and Council Members Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, and Chris Mundy.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Matthew Hamby, Planning Director Rich Atkinson, Police Chief Christopher Hulsey, Public Works Director Bill Whidden, and City Attorney Ron Bennett.

Absent: Downtown Director Renee Carden

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion to move Resolution 22-014 and Resolution 22-015 from Consent Agenda to New Business Voting Session.

MOTION: Chris Mundy

SECOND: Joe Anglin

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

PUBLIC HEARING:

A Public Hearing to consider a request from Sparrow Acquisitions, LLC. to rezone three properties totaling 14.55 +/- acres from Highway Business (HB) to Residential Multi-Family (R-3).

Planning Director Atkinson stated that the applicant has withdrawn the application to rezone three properties totaling 14.55 +/- acres from Highway Business (HB) to Residential Multi-Family (R-3).

NEW BUSINESS -WORK SESSION:

Consider First Reading of Ordinance 447-C, a Speed Zone Ordinance.

Police Chief Hulsey presented Ordinance 447-C, a speed zone ordinance consideration. GDOT's requested update includes only two changes with respect to C.W. Davis Middle School school zone along SR 13 (Atlanta Highway) which will shorten the school zone from 1.70 miles to 0.45 miles and to reduce the speed limit from 45 mph to 35 mph.

Consider Approving Change Order #5 to the Farmers Market Project

Mr. Rich Edinger, Clark Patterson Lee, presented Change Order Number 5 to the Farmers Market Project on Pine Street. Electrical receptacles were desired by city staff in each tree well on Main Street to accommodate holiday decorations which cost \$8,750.00. Tree planters are being modified to remove pavers and enlarge the area to accommodate landscaping which cost \$5,500.00. The Farmers Market project encountered some utility conflicts on Pine Street that either required the utility to be relocated or be accommodated. AT&T cost is \$75,000 to relocate the fiber optic line. Triscapes can accommodate the line by modifying the drainage structures for a cost of \$30,519.75.

Consider Resolution 22-016, adopting a Climate Resiliency Plan as prepared by Clark Patterson Lee.

Tania Leyva, AICP with Clark Patterson Lee presented a consideration of Resolution 22-016, adopting a Climate Resiliency Plan. The Climate Resilience Action Plan will be a local supplement to the Water Resource Management Plan and the Flowery Branch Wastewater Master Plan adopted in 2018. The purpose will be to provide an overview of climate projections for Flowery Branch, an assessment of potential extreme weather impacts to City owned assets, and strategies to mitigate those impacts.

As part of the planning effort for this Climate Resilience Plan, CPL reached out to multiple city departments including the departments of Planning, Public Works, Water and Wastewater to catalogue other water and wastewater utility improvement efforts underway, identify potential vulnerabilities to City operations and assets, and to develop potential solutions to mitigate those impacts.

Climate resilience is the ability to effectively manage both immediate stressors related to climate change and weather extremes. Ongoing adaptation through long-range planning efforts and strategic investments in City assets and operations will ensure that Flowery Branch is prepared for changing climate conditions. The first step towards adaptation is understanding that local

trends are a part of greater global climate change patterns – return to historical climate patterns, is unlikely. Adaption is a must, not an option.

Climate projections for Flowery Branch suggest there will be an increase in average annual temperatures with high temperature extremes becoming more common. Precipitation patterns are expected to become more consistent throughout the year, leading to shorter periods of drought interspersed with heavy rainfall events. The climate hazards which emerged as the most critical for both long-term planning efforts: (1) Flooding and (2) Extreme Heat.

The following recommendations include best practices identified through a climate resilience planning process and literature review of the City of Austin Climate Change Resilience Plan for City Assets and Operations, the Metro North Georgia Utility Climate Resiliency Study, the 2041 Flowery Branch Comprehensive Plan and others. These strategies are intended to support long-term operations and longevity of water and wastewater utility systems owned by Flowery Branch through the year 2040:

ACTION	CITY LEAD
Review new paving materials and identify potential applications to account for increasing summer temperatures. Consider increasing use and frequency of maintenance treatments to extend pavement duration.	Public Works
Study potential impact of flooding on adjacent roads, explore flood control measures.	Public Works
Upgrade aging civic buildings to be more energy efficient and explore options for the use of civic facilities as public cooling centers or heating centers during extreme weather events.	Planning and Zoning
Create a resilience team to identify new opportunities to incorporate climate change considerations in future decision making, including permit review processes.	Planning and Zoning
Work with Hall County to track and keep an accurate count of properties as they switch off septic to sewer systems within Service Area #4.	Public Works
Avoid construction within 500-year floodplain and provide flood proofing if construction must occur within the floodplain. Planning and Zoning.	Planning and Zoning
Continue to monitor and inspect the integrity of existing systems.	Public Works
Create program to incentivize the replacement of fixtures, equipment, and appliances with high energy fixtures, equipment, and appliances to reduce long term water and energy demands.	Planning and Zoning
Adopt Green Infrastructure Ordinance that supports use of design features such as bioswales, to encourage more soil infiltration on-site.	Planning and Zoning
Increase capacity of stormwater collection, conveyance, and storage systems per the 2018 Wastewater Master Plan.	Public Works
As per the 2041 Flowery Branch Comprehensive Plan Update: • Adopt Groundwater Recharge Protection Ordinance • Adopt Water Supply Watershed Protection Ordinance • Amend Buffers, Tree Protection and Landscaping requirements to strengthen tree retention and support replanting of native species.	Planning and Zoning

ACTION	CITY LEAD
Strengthen Communications with Hall County Public Works by holding two recurring meetings each year to discuss Hall County – Flowery Branch specific items.	Public Works
Work with Hall County GIS to create a County – City map (updated quarterly) that shows locations of capital improvement projects underway or being put out to bid that year. Link the map to construction documents, project websites that can track progress on items.	Planning and Zoning
Consider establishing a Local Emergency Planning Committee and documenting standards of operation for emergency events; work with Hall County Emergency Management Agency to identify areas of collaboration. Codify emergency event protocols and communications frameworks.	City Manager
Provide bi-annual training or informational meetings to ensure all city staff is aware of the existence of City emergency response plans and key plan contents. Provide links to where staff can download or view a copy of plans via list-serv mailings. Require completion tutorials on key emergency response practices for new hires	City Manager
Review Sign Codes to ensure building identification signs and/or street numbers have letter height, placement, and illumination requirements that allow them to be clearly visible from adjacent roadways in daylight and nighttime conditions.	Planning and Zoning
Introduce Metro Water District Staff to new City Manager and/or establish new city position of City Sustainability Officer. Ensure Sustainability Officer has environmental engineering training to be able to serve as technical liaison to Metro Water District and Georgia Department of Natural Resource agencies.	City Manager
Consider creating databases that track roads which historically flood during severe weather events, and construction details that can inform an emergency response process such as: the lowest floor elevation for new structures, construction types.	Planning and Zoning
Distribute information and host outreach events to inform residents and businesses of external agency campaigns, such as Metro Water District water conservation initiatives	Planning and Zoning

UNFINISHED BUSINESS - WORK SESSION:

Ordinance 670, a request submitted by Edge City Properties, Inc. to rezone a 60.79 +/- acre tract of land known as 5183 Gainesville Street, tax parcel identification number 08098 001019 from Agricultural (A) to Planned Unit Development (PUD).

Planning Director Atkinson presented Ordinance 670, a request submitted by Edge City Properties, Inc. to rezone a 60.79 +/- acre tract of land known as 5183 Gainesville Street, tax parcel identification number 08098 001019 from Agricultural (A) to Planned Unit Development (PUD). The intent of this rezoning is to develop and construct 219 single-family detached homes and 94 townhomes.

The initial project did not fit any current zoning designations of Flowery Branch. The applicant requested R-3 but after receiving feedback from Mayor and Council, the applicant decided to make changes and changed his request from R-3 to Planned Unit Development (PUD). The changes increased the single-family detached homes from 186 to 219 and decreased townhomes

from 149 to 94. The applicant created a 70/30 mix of single-family detached homes and townhomes to meet the newly requested PUD designation. Lowering the number of townhomes also helps the project become compliant with the Comprehensive Plans general housing mix suggestion. The Comprehensive Plan recommends a 60/15/15 split between single-family detached/apartments/townhomes. Generally, if approved, the breakdown would be around 66/19/15.

Planning Director Atkinson explained that a Planned Unit Development is a unique zoning put in place to assist projects that do not fit into any Flowery Branch zoning designations. There are no pre-set requirements regarding setbacks, lot size, units per acre, etc. The applicant presents the requirements needed to develop the property. Council approves specific requirements that are legally binding and are a part of the ordinance of rezoning. Typically, the information is included on the site plan and the site plan is approved as a part of the conditions of zoning.

Council Member Mezzanotte has a different definition of PUD when you look at how it was written in our code verses how it was explained in this presentation. You are talking about a creative and unique development that would not fit into the normal codes by mixing different uses on the same property. He does not believe that taking an R-3 and adding small homes or small lots makes a PUD. He has a question as to why it is considered a PUD. Planning Director Atkinson stated his professional opinion is this proposal does meet the PUD requirement and he has offered that opinion in the staff report but stated that Council has the hard job of making the decision.

Council Member Mezzanotte questioned that a new application was not submitted, and he asked to hear from Mr. Dye on why he thinks this proposal is a PUD development. Council Member Anglin inquired if the developer could offer up lots sizes and would like to know the layouts. Mike Dye, Edge City Properties, stated that this proposal does quality as a PUD under the actual ordinance. Mr. Dye stated when you look at the suburban residential character area in the Flowery Branch Comprehensive Plan, it calls out a PUD as an appropriate use and the PUD does not specify that it must have a different mixture of types of uses being it actually limits if you want to have industrial in the development.

There was a detailed discussion regarding the placement of the townhomes and detached homes. Council Member Anglin would like to see a rendering for the rear of the homes.

DEPARTMENT REPORTS:

City Manager Report:

City Manager Parrish encouraged all citizens to come out to the Block Party to hear the Swingin' Medallions.

Finance Director Report:

Finance Director Hamby stated that Krystle Hightower, Budget Manager, has put together a robust budget document and advised that is different from past budget documents. He commended Krystal on doing a great job on this document. The budget document is available to the public on the City's website.

ADJOURNMENT WORK SESSION:

Mayor Asbridge closed the work session at 6:33 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:33 p.m.

PUBLIC COMMENTS:

Kelly McLincha, 5628 Church Street, Flowery Branch, GA 30542

Mr. McLincha has sewer plant concerns regarding the odor at night and on a regular basis.

Mark Weber, 6114 Stella Light Drive, Flowery Branch, GA 30542

Mr. Weber stated that the City can't continue to have density and continue to have new projects until we deal with the infrastructure problem.

Peter Harkonen, 5437 Ashmoore Lane, Flowery Branch, GA 30542

Mr. Harkonen is concerned with the sixty-acre development and the impact on the schools, the impact on traffic and the impact on the sewer system.

Mayor Asbridge advised the citizens that he instructed City Staff to not issue any new sewer permits on the Special Called City Council Meeting on Monday, August 29, 2022.

CONSENT AGENDA:

- Consider August 18, 2022 City Council Meeting Minutes
- Consider Mayor Asbridge Per Diem for August 2022.

There was a motion made to approve the consent agenda.

MOTION: Chris Mundy
SECOND: Oliver McClellan
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

NEW BUSINESS - VOTING SESSION:

Consider Resolution 22-016, adopting a Climate Resiliency Plan as prepared by Clark Patterson Lee.

Attorney Bennett read the caption for Resolution 22-016.

There was a motion made to approve Resolution 22-016 supporting the City of Flowery Branch Climate Resilience Action Plan.

MOTION: Chris Mundy
SECOND: Joseph Mezzanotte
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Council Member Anglin asked if the City would have to fund anything for Resolution 22-016.

Consider First Reading of Ordinance 447-C, a Speed Zone Ordinance.

Attorney Bennett read the caption for Ordinance 447-C.

There was a motion made to approve the First Reading of Ordinance 447-C.

MOTION: William McDaniel
SECOND: Joe Anglin
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Consider Approving Change Order #5 to the Farmers Market Project

There was a motion made to approve Change Order #5 for the Farmers Market Project.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Consider Resolution 22-014 a request by NNP, Looper Lake, LLC. for the City to accept the roadways and stormwater structures therein totaling 3.21 miles located in various pods in the Sterling on the Lake subdivision.

There was a motion made to approve Resolution 22-014.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Council Member Mundy wanted an explanation on the inspection process of the roadways and stormwater structures.

Planning Director Atkinson stated that Staff inspects the structures in the roads and gets a punch list and then there is a re-inspection.

Council Member Anglin asked what the process is for inspecting stormwater structures.

Public Works Director Whidden stated that he climbs down onto the catch basins to inspect the pipes on the inside and inspects the bottom for concrete or rocks. If concrete or rocks were found, the contractor must remove those items.

There was a detailed discussion on the approval process for the City accepting roadways and stormwater structures. Public Works Director advised the process in depth of evaluating the roadways and stormwater structures and the time frame of the inspections.

Consider Resolution 22-015 - A request by RangeWater Real Estate for the City to accept the roadways and stormwater structures therein totaling 1.305 miles located in the Beacon Subdivision.

There was a motion made to approve Resolution 22-015.

MOTION: Chris Mundy

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

EXECUTIVE SESSION: There was no executive session held.

ADJOURNMENT:

There was a motion made to adjourn at 6:52 p.m.

MOTION: Joe Anglin

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Ed Asbridge, Mayor

Date

Shelia Cooper, City Clerk